



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: April 1, 2005

PUBLIC NOTICE OF A

DRAFT NEGATIVE DECLARATION

JO: 42-1398

The City of San Diego Land Development Review Division has prepared a draft Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be submitted by April 20, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Jerry Jakubauskas, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to jjakubauskas@sandiego.gov.

General Project Information:

- Project No. **6527**, SCH No. N/A
- Community Plan Area: **Pacific Beach**
- Council District: **2**

Subject: Mossy Toyota. COASTAL DEVELOPMENT PERMIT to demolish an existing sales building, service building, detail building, drop-off canopy, and existing vehicle ramp; and construct a new 8,150 square-foot one-story sales building, 28,350 square-foot one-story service building, 8,700 square-foot two-story parts building, drop-off canopy, and vehicle ramp for an existing automotive dealership located on a 210,096 square-foot site. The proposed project site is located at 4555 Mission Bay Drive, between Magnolia Avenue and Bunker Hill Street, in the Pacific Beach Community Planning area (Parcel 2 of Parcel Map No. 4184).

Applicant: Mossy Automotive Group

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study conducted by the City of San Diego.

Availability in Alternative Format: To request this Notice, the Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5000 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Jerry Jakubauskas at (619) 446-5389. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Vena Lewis at (619) 446-5197. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/publicnoticeqa.html>), and distributed on April 1, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



**Land Development
Review Division
(619) 446-5460**

Negative Declaration

Project No. 6527

SUBJECT: Mossy Toyota. COASTAL DEVELOPMENT PERMIT to demolish an existing sales building, service building, detail building, drop-off canopy, and existing vehicle ramp; and construct a new 8,150 square-foot one-story sales building, 28,350 square-foot one-story service building, 8,700 square-foot two-story parts building, drop-off canopy, and vehicle ramp for an existing automotive dealership located on a 210,096 square-foot site. The proposed project site is located at 4555 Mission Bay Drive, between Magnolia Avenue and Bunker Hill Street, in the Pacific Beach Community Planning area (Parcel 2 of Parcel Map No. 4184).
Applicant: Mossy Automotive Group.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego

Councilman Zucchet, District 2
Development Services Department
Planning Department (5A)
Library Department (81)

Other

Pacific Beach Town Council (374)

Pacific Beach Community Planning Committee (375)

Mossy Automotive Group (Applicant/Owner)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Kenneth Teasley, Senior Planner
Development Services Department

April 1, 2005
Date of Draft Report

Date of Final Report

Analyst: Jakubauskas

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 6527

SUBJECT: Mossy Toyota. COASTAL DEVELOPMENT PERMIT to demolish an existing sales building, service building, detail building, drop-off canopy, and existing vehicle ramp; and construct a new 8,150 square-foot one-story sales building, 28,350 square-foot one-story service building, 8,700 square-foot two-story parts building, drop-off canopy, and vehicle ramp for an existing automotive dealership located on a 210,096 square-foot site. The proposed project site is located at 4555 Mission Bay Drive, between Magnolia Avenue and Bunker Hill Street, in the Pacific Beach Community Planning area (Parcel 2 of Parcel Map No. 4184). Applicant: Mossy Automotive Group.

I. PURPOSE AND MAIN FEATURES:

The proposed project is a Coastal Development Permit, to be considered by the City Manager (Process 2), to demolish an existing sales building, service building, detail building, drop-off canopy, and existing vehicle ramp; and construct a new 8,150 square-foot one-story sales building, 28,350 square-foot one-story service building, 8,700 square-foot two-story parts building, drop-off canopy, and vehicle ramp for an existing automotive dealership located on a 210,096 square-foot site. The proposed project site is located at 4555 Mission Bay Drive, between Magnolia Avenue and Bunker Hill Street, in the Pacific Beach Community Planning area (see Figures 1, 2, and 3).

The cumulative building footprint of all onsite structures would increase by 25,640 square feet, from 20,410 square feet to 46,050 square feet. Exterior building treatments would include white smooth finish cement plaster with aluminum ringlets, and silver metallic panels. The structure would not exceed 30 feet above grade at its highest point.

The project site would continue to be accessed from Mission Bay Drive. Site drainage would be directed through filtered catch basins before entering the existing drainage system located within the public right-of-way. Site development would include construction of a new sidewalk, curbs and gutters, driveways, and landscaping. A total of 157 parking spaces would be provided where 157 are required. No grading is proposed. The landscaping would be in conformance with the City's *Landscape Technical Manual*.

II. ENVIRONMENTAL SETTING:

The 4.82-acre project site is located at 4555 Mission Bay Drive, between Magnolia Avenue and Bunker Hill Street. The site is designated Regional Commercial in the Pacific Beach Community Plan, and is zoned CC-4-2 (Commercial Community - heavy commercial uses and residential uses with high intensity, strip commercial characteristics). The subject site is surrounded by commercial land uses.

The previously developed site contains an existing automotive dealership and 337 onsite parking spaces. The subject property has an average elevation of approximately 47 feet above mean sea level (AMSL) along the eastern property line and 19 AMSL along the western property line. The property is not within or adjacent to the Multi-Habitat Planning Area (MHA) of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan area.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during review of the project and determined not to be significant:

Geology/Soils

The project site is assigned Geologic Hazard Ratings of 11 (Alquist-Priolo Earthquake Fault Zone), 31 (high potential for liquefaction), and 54 (unfavorable or fault controlled geologic structure; moderate risk). The submitted geotechnical reports entitled, "*Geotechnical Investigation Report, Pacific Beach Toyota, 4555 Mission Bay Drive, San Diego, California (March 10, 2003)*" and "*Addendum to Geotechnical Investigation, Mossy Toyota, 4555 Mission Bay Drive, San Diego, California (March 31, 2004)*", prepared by Golder Associates, adequately address the soil and geologic conditions potentially affecting the proposed project site and conclude that the site does not contain an active or potentially active fault, is not subject to seismically induced liquefaction, and that existing and proposed onsite slopes would have a factor-of-safety of 1.5 or greater upon project completion. As such, proper engineering design of the structures would ensure the potential for geologic impacts from on-site and regional hazards would be less than significant.

Hydrology/Water Quality

Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99-08-DWQ. Prior to the issuance of any construction permits, the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with an approved Water Quality Technical Report. As such, the proposed project would not have a significant impact on hydrology or water quality and no mitigation would be required.

Traffic Circulation

In order to assess the potential traffic impacts of the proposed project, the preparation of a traffic study was required. This study, prepared by Linscott, Law and Greenspan, Engineers (November 29, 2004), is available for review at the offices of the Land Development Review Division. The findings of the study are summarized below:

The proposed project is projected to generate 1,290 new average daily trips (ADT) with 64 AM peak hour trips and 103 PM peak hour trips. An intersection (Mission Bay Drive/Garnet Avenue, Mission Bay Drive/Magnolia, Mission Bay Drive/Bunker Hill Street, Mission Bay Drive/Grand Avenue) and segment analysis (Garnet Avenue west of Mission Bay Drive, Balboa Avenue between Morena Boulevard and Moraga Avenue, Mission Bay Drive north of Garnet Avenue, Mission Bay Drive between Garnet Avenue

and Magnolia Avenue, Mission Bay Drive between Magnolia Avenue and Bunker Hill Street, Mission Bay Drive between Bunker Hill Street and Grand Avenue, and Mission Bay Drive south of Grand Avenue) was conducted.

The study concludes that the Mission Bay Drive/Garnet Avenue intersection would operate at a level of service (LOS) E during the PM peak hour both in the near-term and in the long-term both with and without the project, and at LOS E during the AM peak hour in the long-term both with and without the project. The study also found that the intersection of Mission Bay Drive/Grand Avenue would operate at LOS E during the PM peak hour in the long-term both with and without the project.

The study concludes that the following street segments operate at LOS F both in the near term and in the long term both with and without the project: Garnet Avenue west of Mission Bay Drive, Mission Bay Avenue north of Garnet Avenue, and Mission Bay Drive south of Garnet Avenue. The study finds that Balboa Avenue between Morena Boulevard and Moraga Avenue operates at LOS E in the near-term both with and without the project, and at LOS F in the long-term both with and without the project. The study also finds that Mission Bay Drive between Garnet and Magnolia Avenues operates at LOS E in the long term both with and without the project.

However, the delays at the intersections and the volume to capacity (V/C) ratios of the roadway segments for the cases that these facilities operate at LOS E or F in the with project scenario do not increase in value from the corresponding without project scenario to establish a significant project impact. All other intersections and street segments would operate at a LOS D or better with the proposed project.

EAS concluded from the above information that the project would not have a significant impact on traffic circulation, and no mitigation would be required.

Historical Resources (Archeological)

City staff determined through review of the City's archaeological resource maps and submitted geotechnical reports that the project site has a no potential for intact prehistoric archaeological resources due to previous development that has occurred on the property.

EAS concluded from the above information that the project would not have a significant impact on archaeological resources, and no mitigation would be required.

Visual Quality

The proposed 30-foot high structures would be consistent with other developments situated in the area. The proposed height would not block or obstruct a scenic view or designated view corridor and therefore not result in any adverse impacts to visual quality.

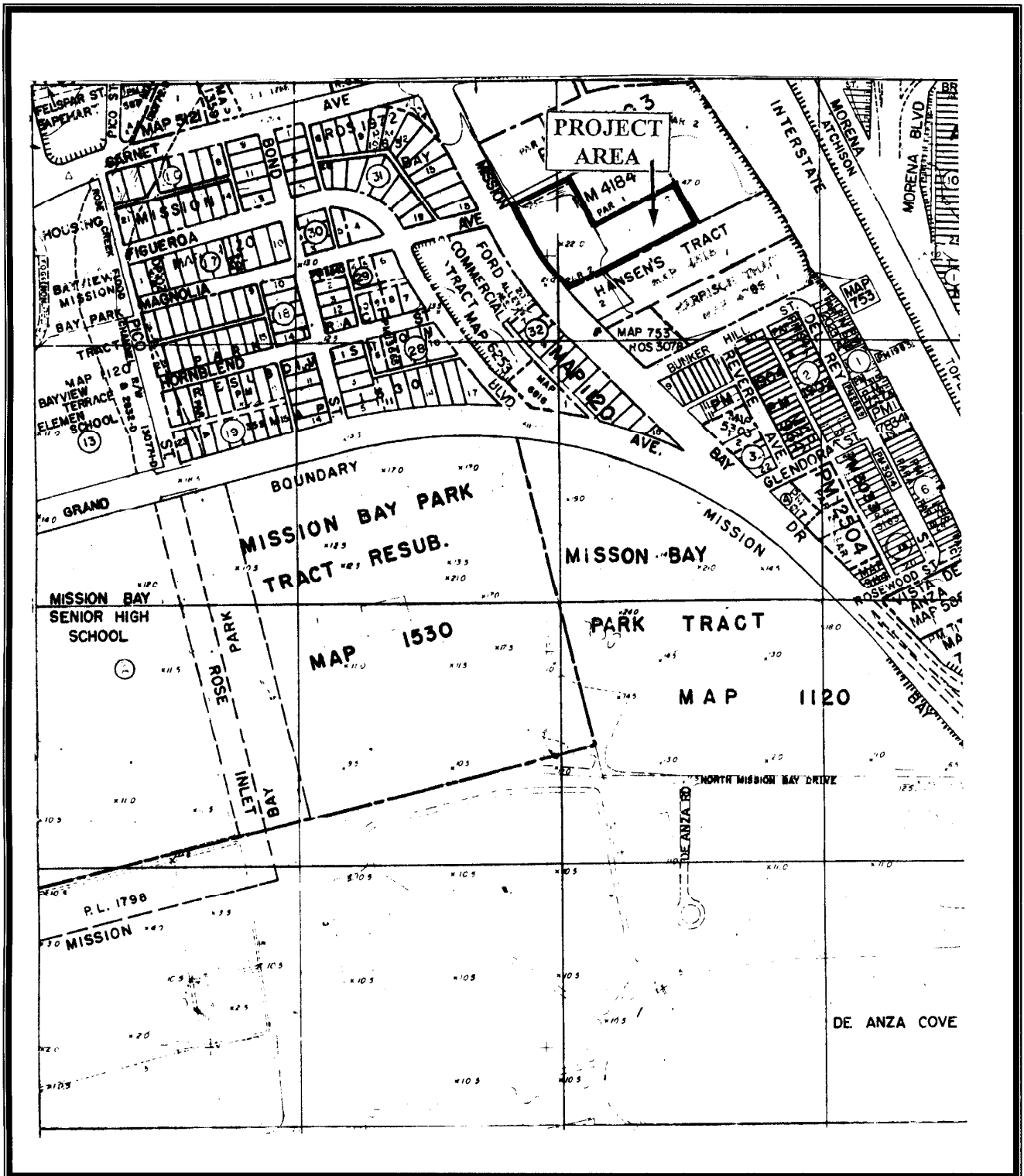
V. RECOMMENDATION:

On the basis of this initial evaluation:

- X The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Jakubauskas

Attachments: Figure 1 (Project Location)
 Figure 2 (Site Plan)
 Figure 3 (Landscape Plan)
 Initial Study Checklist



Mossy Toyota

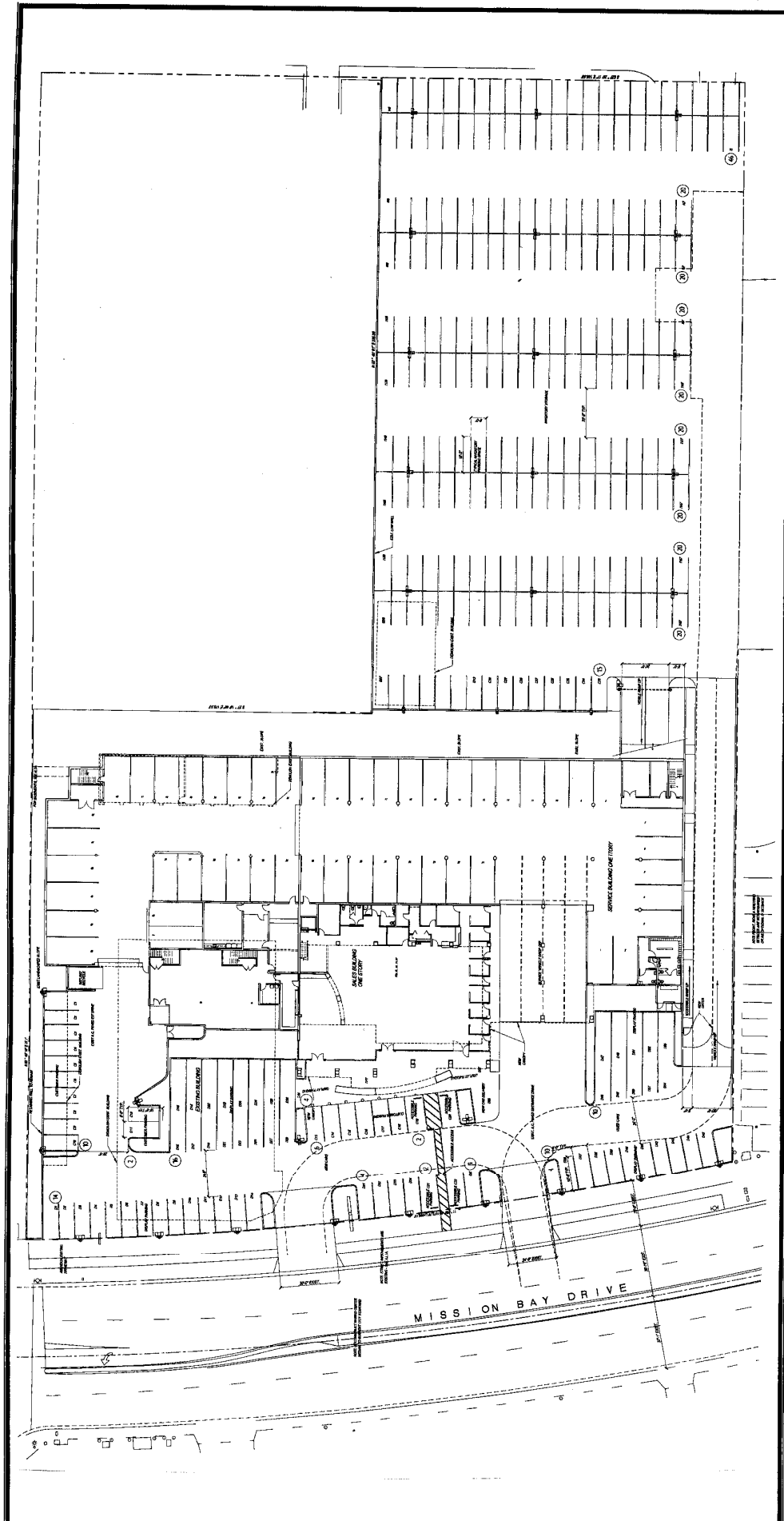


Project Location

Environmental Analysis Section Project No. 6527
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1



Mossy Toyota

Initial Study Checklist

Date: **May 13, 2003**Project No.: **6527**

Name of Project: **Mossy Toyota**

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | | |
|----|---|---|---|----------|
| A. | The obstruction of any vista or scenic view from a public viewing area? | — | — | <u>X</u> |
| | <u>THE PROPOSED PROJECT</u>
<u>WOULD NOT RESULT IN THE</u>
<u>OBSTRUCTION OF ANY</u>
<u>DESIGNATED SCENIC PUBLIC</u>
<u>VIEWING AREA.</u> | | | |
| B. | The creation of a negative aesthetic site or project? | — | — | <u>X</u> |
| | <u>THE PROPOSED PROJECT</u>
<u>WOULD NOT RESULT IN A</u>
<u>NEGATIVE AESTHETIC SITE OR</u>
<u>PROJECT.</u> | | | |
| C. | Project bulk, scale, materials, or style which would be incompatible with surrounding development? | — | — | <u>X</u> |
| | <u>THE PROJECT WOULD</u>
<u>CONFORM TO LAND</u>
<u>DEVELOPMENT CODE</u>
<u>REQUIREMENTS FOR BULK AND</u> | | | |

Yes Maybe No

**SCALE, AND AS SUCH WOULD BE
COMPATIBLE WITH
SURROUNDING DEVELOPMENT.**

- | | | | |
|--|---|---|----------|
| D. Substantial alteration to the existing character of the area? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD
CONSTRUCT COMMERCIAL
BUILDINGS WITHIN AN
EXISTING DEVELOPED
COMMERCIAL AREA.</u> | | | |
| | | | |
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? | — | — | <u>X</u> |
| <u>NO DISTINCTIVE OR LANDMARK
TREES EXIST ON THE PROJECT
SITE.</u> | | | |
| | | | |
| F. Substantial change in topography or ground surface relief features? | — | — | <u>X</u> |
| <u>THE PROJECT SITE IS
RELATIVELY FLAT AND HAS
BEEN PREVIOUSLY GRADED.</u> | | | |
| | | | |
| G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? | — | — | <u>X</u> |
| <u>NO UNIQUE GEOLOGIC OR
PHYSICAL FEATURES EXIST ON
THE PROJECT SITE.</u> | | | |
| | | | |
| H. Substantial light or glare? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT
EMIT SUBSTANTIAL LIGHT OR
GENERATE GLARE.</u> | | | |
| | | | |
| I. Substantial shading of other properties? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT
SUBSTANTIALLY SHADE OTHER PROPERTIES.</u> | | | |

Yes Maybe No

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT RESULT IN ANY ADVERSE EFFECTS TO MINERALS.</u> | | | |
| | | | |
| B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? | — | — | <u>X</u> |
| <u>THE PROJECT SITE IS ZONED CC-4-2 FOR COMMERCIAL USES AND IS SURROUNDED BY COMMERCIAL USES.</u> | | | |

III. AIR QUALITY – Would the proposal:

- | | | | |
|---|---|---|----------|
| A. Conflict with or obstruct implementation of the applicable air quality plan? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT GENERATE SIGNIFICANT NET VEHICLE TRIPS NOR INCLUDE EQUIPMENT THAT WOULD EMIT SUBSTANTIAL PARTICULATES OR ODORS.</u> | | | |
| | | | |
| B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | — | — | <u>X</u> |
| <u>PLEASE SEE III-A ABOVE.</u> | | | |
| | | | |
| C. Expose sensitive receptors to substantial pollutant concentrations? | — | — | <u>X</u> |
| <u>PLEASE SEE III-A ABOVE.</u> | | | |
| | | | |
| D. Create objectionable odors affecting a substantial number of people? | — | — | <u>X</u> |
| <u>PLEASE SEE III-A ABOVE.</u> | | | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>PLEASE SEE III-A ABOVE.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>PLEASE SEE III-A ABOVE.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>PLEASE SEE III-A ABOVE.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>THE PROJECT SITE IS FULLY DEVELOPED AND AS SUCH NO SENSITIVE VEGETATION OR WILDLIFE ARE PRESENT ON SITE.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>NO INVASIVE SPECIES WOULD BE INTRODUCED.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>THE PROJECT WOULD NOT RESULT IN EXCESSIVE ENERGY OR POWER USAGE.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>PLEASE SEE V-A ABOVE.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>THE PROJECT SITE IS LOCATED WITHIN GEOLOGIC HAZARD CATEGORIES 11 (FAULT ZONE), 31 (HIGH LIQUEFACTION POTENTIAL) AND 54 (UNFAVORABLE GEOLOGIC STRUCTURE, MODERATE RISK). PLEASE SEE INITIAL STUDY DISCUSSION (GEOLOGY).</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>THE PROJECT SITE IS RELATIVELY FLAT AND WOULD NOT BE SUBJECT TO SUSTANTIAL EROSION.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>PLEASE SEE VI-A ABOVE.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>THE PROJECT SITE IS FULLY DEVELOPED AND HAS BEEN PREVIOUSLY GRADED. PLEASE SEE INITIAL STUDY DISCUSSION (HISTORICAL RESOURCES).</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>NO SUCH BUILDING, STRUCTURE, OR OBJECT EXISTS ON SITE.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>NO SUCH FEATURE ON SITE</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>NO SUCH USES ON SITE.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>NO SUCH REMAINS ARE ANTICIPATED TO EXIST ON THE PROJECT SITE.</u>	—	—	<u>X</u>

Yes Maybe No

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- | | | | |
|---|---|---|----------|
| A. Create any known health hazard (excluding mental health)?
<u>THE PROJECT WOULD NOT RESULT IN ANY HEALTH AND SAFETY IMPACTS TO THE SURROUNDING COMMUNITY.</u> | — | — | <u>X</u> |
| B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
<u>NO REGULAR STORAGE OR TRANSPORT OF SIGNIFICANT AMOUNTS OF HAZARDOUS MATERIALS WOULD RESULT WITH THE PROJECT.</u> | — | — | <u>X</u> |
| C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
<u>PLEASE SEE VIII-B ABOVE.</u> | — | — | <u>X</u> |
| D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<u>THE PROJECT WOULD NOT EFFECT IMPLEMENTATION OF ANY EMERGENCY RESPONSE PLANS.</u> | — | — | <u>X</u> |
| E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?
<u>THE PROJECT SITE IS NOT LISTED ON THE COUNTY OF SAN DIEGO HAZARDOUS MATERIALS SITES LISTING.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>PLEASE SEE VIII-A & B ABOVE.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>NO SUCH INCREASE ANTICIPATED. SEE INTIAL STUDY DISCUSSION (HYDROLOGY/WATER QUALITY).</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>MINOR INCREASE IN AMOUNT OF IMPERVIOUS SURFACES.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>NO SUBSTANTIAL ALTERATION OF EXISTING DRAINAGE PATTERNS ON-SITE OR WITHIN THE PROJECT AREA WOULD RESULT.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>NO SUCH POLLUTANTS IDENTIFIED; MISSION BAY LISTED.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>NO SUBSTANTIAL GRADING IS PROPOSED WITH THE PROJECT AND AS SUCH NO ADVERSE EFFECTS TO GROUND WATER QUALITY WOULD RESULT.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>NO SUCH EXCEEDANCE ANTICIPATED. SEE INTIAL STUDY DISCUSSION (HYDROLOGY/WATER QUALITY).</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>THE PROJECT WOULD BE CONSISTENT WITH THE COMMERCIAL LAND USE DESIGNATION AND ASSOCIATED POLICIES AND RECOMMENDATIONS OF THE PACIFIC BEACH COMMUNITY PLAN.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>PLEASE SEE X-A ABOVE.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>THE PROJECT WOULD NOT CONFLICT WITH ANY ENVIRONMENTAL CONSERVATION PLANS.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>THE PROJECT WOULD NOT DIVIDE THE ESTABLISHED PACIFIC BEACH COMMUNITY.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan?	—	—	<u>X</u>
<u>THE PROJECT IS LOCATED OUTSIDE THE LINDBERGH FIELD AREA OF OPERATIONS AND ACCIDENT POTENTIAL ZONE.</u>			
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels?	—	—	<u>X</u>
<u>TEMPORARY NOISE IMPACTS DURING DAYTIME HOURS WITHIN ACCEPTABLE CITY THRESHOLDS WOULD BE REASONABLY FORSEEABLE DURING CONSTRUCTION ACTIVITIES.</u>			
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance?	—	—	<u>X</u>
<u>SEE XI-A ABOVE.</u>			
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?	—	—	<u>X</u>
<u>NOISE STANDARDS WOULD NOT BE EXCEEDED.</u>			
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature?			
	—	—	<u>X</u>
<u>THE PROJECT SITE HAS BEEN PREVIOUSLY GRADED.</u>			
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	—	—	<u>X</u>
<u>NO ADVERSE EFFECTS TO POPULATION WOULD RESULT WITH THE PROJECT.</u>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>THE PROJECT WOULD BE CONSISTENT WITH THE COMMERCIAL LAND USE DESIGNATION.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>PLEASE SEE XIII-A ABOVE.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>FIRE SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
B. Police protection? <u>POLICE SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
C. Schools? <u>EDUCATIONAL INSTITUTIONS ARE ADEQUATE.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>PARK AND RECREATION FACILITIES ARE ADEQUATE.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>PUBLIC FACILITIES MAINTENANCE SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
F. Other governmental services? <u>GOVERNMENTAL SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	<u>X</u>
<u>NO ADVERSE EFFECTS TO RECREATIONAL RESOURCES WOULD RESULT WITH THE PROJECT.</u>			
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	—	—	<u>X</u>
<u>PLEASE SEE XV-A ABOVE.</u>			
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation?	—	—	<u>X</u>
<u>NO ADVERSE EFFECTS TO TRAFFIC CIRCULATION AND PARKING WOULD RESULT WITH THE PROJECT. SEE INITIAL STUDY DISCUSSION (TRAFFIC CIRCULATION).</u>			
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?	—	—	<u>X</u>
<u>PLEASE SEE XVI-A ABOVE.</u>			
C. An increased demand for off-site parking?	—	—	<u>X</u>
<u>THE PROJECT WOULD PROVIDE ADEQUATE ON-SITE PARKING AND AS SUCH NO ADVERSE EFFECTS TO OFF-SITE PARKING WOULD RESULT.</u>			
D. Effects on existing parking?	—	—	<u>X</u>
<u>PLEASE SEE XVI-A ABOVE.</u>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Substantial impact upon existing or planned transportation systems? <u>PLANNED TRANSPORTATION SYSTEMS ARE ADEQUATE.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>THE PROJECT WOULD NOT EFFECT CIRULATION MOVEMENTS OR ACCESS TO PUBLIC OPEN SPACE AREAS.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>THE PROJECT WOULD REQUIRE COMPLIANCE WITH THE DESIGN RECOMMENDATION OF LDR-ENGINEERING AND AS SUCH WOULD NOT RESULT IN THE CREATION OF ANY TRAFFIC HAZARDS.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>AN ALTERNATIVE TRANSPORTATION PROGRAM IS NOT REQUIRED WITH THE PROJECT.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>NATURAL GAS UTILITIES ARE ADEQUATE.</u>	—	—	<u>X</u>
B. Communications systems? <u>COMMUNICATION SYSTEMS ARE ADEQUATE.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Water? <u>WATER UTILITY SYSTEMS ARE ADEQUATE.</u>	<u>—</u>	<u>—</u>	<u>X</u>
D. Sewer? <u>SEWER UTILITIES ARE ADEQUATE.</u>	<u>—</u>	<u>—</u>	<u>X</u>
E. Storm water drainage? <u>STORM WATER DRAINAGE SYSTEMS ARE ADEQUATE.</u>	<u>—</u>	<u>—</u>	<u>X</u>
F. Solid waste disposal? <u>SOLID WASTE DISPOSAL SYSTEMS ARE ADEQUATE.</u>	<u>—</u>	<u>—</u>	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>THE PROJECT WOULD NOT RESULT IN EXCESSIVE WATER USAGE.</u>	<u>—</u>	<u>—</u>	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>PLEASE SEE XVIII-A ABOVE.</u>	<u>—</u>	<u>—</u>	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>NO SENSITIVE VEGETATION OR WILDLIFE WOULD BE ADVERSELY AFFECTED WITH THE PROJECT.</u>	<u>—</u>	<u>—</u>	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)</p> <p><u>NO SUCH POTENTIAL IMPACTS.</u></p>	—	—	<u>X</u>
<p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)</p> <p><u>THE PROJECT WOULD NOT RESULT IN ANY CUMULATIVELY CONSIDERABLE EFFECTS.</u></p>	—	—	<u>X</u>
<p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>THE PROJECT WOULD NOT RESULT IN ANY DIRECT OR INDIRECT ADVERSE EFFECTS TO HUMANS.</u></p>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

☐ City of San Diego Progress Guide and General Plan.

☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

☐ Site Specific Report: _____.

III. Air

☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

☒ Regional Air Quality Strategies (RAQS) - APCD.

☐ Site Specific Report: _____.

IV. Biology

☐ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- X City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report: _____
- V. Energy**
- _____
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: "Geotechnical Investigation Report, Pacific Beach Toyota, 4555 Mission Bay Drive, San Diego, California", Golder Associates, March 10, 2003.
- X Site Specific Report: "Addendum to Geotechnical Investigation, Mossy Toyota, 4555 Mission Bay Drive, San Diego, California", Golder Associates, March 31, 2004.
- VII. Historical Resources**
- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:

VIII. Human Health / Public Safety / Hazardous Materials

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, 1996.
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☐ MCAS Miramar Airport Comprehensive Land Use Plan.
- ☐ Site Specific Report: _____.

IX. Hydrology/Water Quality

- ☒ Flood Insurance Rate Map (FIRM).
- ☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☒ Clean Water Act Section 303(b) list, dated May 19, 1999, (http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- ☒ Site Specific Report: *"Water Quality Technical Report, Mossy Toyota, 4555 Mission Bay Drive, San Diego, California"*, JMC², July 20, 2004.

X. Land Use

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☒ Airport Comprehensive Land Use Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

XI. Noise

- ☐ Community Plan

- ☒ San Diego International Airport - Lindbergh Field CNEI Maps.
- ☐ Brown Field Airport Master Plan CNEI Maps.
- ☐ Montgomery Field CNEI Maps.
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Site Specific Report: _____.

XII. Paleontological Resources

- ☒ City of San Diego Paleontological Guidelines.
- ☒ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ☐ Site Specific Report: _____.

XIII. Population / Housing

- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other: _____.

XIV. Public Services

- X City of San Diego Progress Guide and General Plan.
____ Community Plan.

XV. Recreational Resources

- X City of San Diego Progress Guide and General Plan.
____ Community Plan.
____ Department of Park and Recreation
____ City of San Diego - San Diego Regional Bicycling Map

XVI. Transportation / Circulation

- ____ City of San Diego Progress Guide and General Plan.
____ Community Plan.
____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
X San Diego Region Weekday Traffic Volumes, SANDAG.
X Site Specific Report: "Traffic Impact Study, Mossy Toyota Expansion, San Diego, California", Linscott, Law and Greenspan, Engineers, November 29, 2004.

XVII. Utilities

XVIII. Water Conservation

- X Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.